



County of Los Angeles
CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

WILLIAM T FUJIOKA
Chief Executive Officer

May 1, 2012

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
ARCADIA MENTAL HEALTH CENTER REPLACEMENT PROJECT
ESTABLISH CAPITAL PROJECT NO. 77179
APPROVE APPROPRIATION ADJUSTMENT
(FIFTH DISTRICT) (4 VOTES)**

SUBJECT:

Establish Capital Project No. 77179 for the Arcadia Mental Health Center Replacement Project and approve the appropriation adjustment.

IT IS RECOMMENDED THAT YOUR BOARD:

1. Establish Capital Project No. 77179 for the Arcadia Mental Health Center Replacement Project.
2. Approve an appropriation adjustment to transfer \$12,000,000 from Designation for Budget Uncertainties in Mental Health Services Act-Prop 63 Fund, BT1 Fund, to fund the Arcadia Mental Health Center Replacement Project.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will establish Capital Project No. 77179 for the Arcadia Mental Health Center Replacement Project (Project), approve an appropriation adjustment, and allow the Department of Public Works (Public Works) to continue with preliminary planning and development of design-build scoping documents for the Project.

"To Enrich Lives Through Effective And Caring Service"

**Please Conserve Paper – This Document and Copies are Two-Sided
Intra-County Correspondence Sent Electronically Only**

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

33 May 1, 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Board of Supervisors
GLORIA MOLINA
First District

MARK RIDLEY-THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

Background

The existing Arcadia Mental Health Center is approximately 10,365 square feet and was constructed over 50 years ago. The Arcadia Mental Health Center provides crisis evaluation and assessment, case management, psycho-social rehabilitation services, referrals, and individual and group therapy for approximately 2,400 clients annually. The Arcadia Mental Health Center has greatly deteriorated over the years, and the building does not meet the requirements of the Americans with Disabilities Act and the Health Insurance Portability and Accountability Act of 1996, as it does not have an open in-take counter and it lacks sound insulation between patient consultation rooms. In addition, the building has no emergency or fire alarm systems and does not meet the energy requirements of Title 24, as it has single-glazed steel windows and exterior walls constructed of masonry with no insulation.

Proposed Project

The Project will be constructed on the same site of the existing Arcadia Mental Health Center at 330 Live Oak Avenue in the City of Arcadia. The new facility will be approximately 12,000 square feet and will house the Full Services Partnership Program, Adult and Older Adult Field Capable Clinical Services Programs, Early Recovery Wellness Program, staff psychiatrists, and support staff. The replacement facility will allow the Department of Mental Health (Mental Health) to provide all these program functions that are currently being performed in multiple locations in a single location. The facility will include a waiting area, reception area, financial screening area, business offices, a training/conference room, staff lounge and patio, seven therapy rooms, one group therapy room, private sound proof offices for all clinicians and psychiatrists, and an outdoor court yard. The new facility will be more efficiently laid out to accommodate the various functions, and designed to meet patient privacy standards.

During the construction of the new facility, the existing facility will remain operational. The new facility is anticipated to be constructed on the existing parking lot. The existing Arcadia Mental Health Center will be demolished upon completion of the new facility and a new surface parking lot will be constructed in its place.

The Project will be completed using the design-build project delivery method. Public Works will contract for the preparation of the environmental documentation through one of its Board approved as-needed project contract. Following completion of the environmental documentation and Request for Proposals (RFP) process for the design-build procurement, we will return to your Board with recommendations to approve the Project, including appropriate environmental documentation, total Project budget, Project schedule, and to award the design-build contract to a design-build entity.

Green Building/Sustainable Design Program

The Project will comply with the County's Energy and Environmental Policy. The Project will be designed and constructed to achieve the United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver level certification by incorporating sustainable design features to optimize energy and water use, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1); Fiscal Sustainability (Goal 2); and Integrated Services Delivery (Goal 3). A new facility will allow the Mental Health to provide all of its program functions to the community in a single location that will increase accessibility of services and allow for efficient, safe, and continuous care.

FISCAL IMPACT/FINANCING

The total Project cost, including the preparation of scoping documents, plans and specifications, plan check, design and construction, change orders, civic art allocation, consultant services, miscellaneous expenditures, and County services, is currently estimated at \$12,000,000. Upon completion of the programming, design-build scoping documents, environmental documents, and the RFP process for the design-build procurement, we will return to your Board for approval of the Project, including the final total Project budget, Project schedule, and to recommend award of the design-build contract to a design-build entity.

Approval of the attached appropriation adjustment (Attachment B) will authorize the transfer of \$12,000,000 from Designation for Budget Uncertainties in Mental Health Services Act-Prop 63 Fund, BT1 Fund, to the Arcadia Mental Health Center Replacement Project, Capital Project No. 77179, to fund the Project. The Project is to be fully funded by Mental Health Services Act capital facilities revenue.

Operating Budget Impact

Upon completion of the architectural programming and scoping documents, Mental Health will report to your Board specific impacts to the health center's operations and budget.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to your Board's Civic Art Policy adopted on December 7, 2004, as amended, the Project budget will include 1 percent of the design and construction costs to be allocated toward the Civic Art Fund.

ENVIRONMENTAL DOCUMENTATION

The proposed actions are not a project pursuant to the California Environmental Quality Act (CEQA). The establishment of a capital project for the purpose of planning and developing a possible project is an activity that is excluded from the definition of a project by Section 15378(b) of the State CEQA Guidelines, as it involves an organizational or administrative activity of government, which will not result in direct or indirect changes to the environment.

The appropriate environmental documents will be completed prior to returning to your Board to recommend approval to commence any activity, which may constitute a project pursuant to CEQA.

CONTRACTING PROCESS

Public Works intends to use the design-build delivery method to complete final design and construction of the Project. Public Works will use an environmental consultant with an existing Board-approved, as-needed contract, to develop the appropriate environmental documents. Public Works will be using one of its as-needed architect/engineer consultants to complete scoping documents. Public Works proposes that investigation of existing conditions required for the Project be carried out by a Board-approved Job Order Contractor.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Establishment of this Project will have no impact on current services at the existing Arcadia Mental Health Center. It is anticipated that the facility will remain fully operational during construction. The phasing plan includes leasing parking spaces for visitors and staff while the Project is under construction.

The Honorable Board of Supervisors
May 1, 2012
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CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Capital Projects Division; Department of Mental Health; and Department of Public Works, Project Management Division I.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer

WTF:RLR:DJT
SW:CV:zu

Attachments

c: Executive Office, Board of Supervisors
Auditor-Controller
County Counsel
Arts Commission
Internal Services
Mental Health
Public Works

**DEPARTMENT OF PUBLIC WORKS:
ARCADIA MENTAL HEALTH CENTER REPLACEMENT PROJECT
ESTABLISH CAPITAL PROJECT NO. 77179**

I. PRELIMINARY PROJECT SCHEDULE

Project Activity	Completion Date
Award Design-Build Contract	08/30/12
Construction Documents	12/31/12
Jurisdictional Approval	03/28/13
Construction Substantial Completion	06/28/14
Acceptance of Project	07/28/14

COUNTY OF LOS ANGELES

REQUEST FOR APPROPRIATION ADJUSTMENT

DEPARTMENT OF MENTAL HEALTH

DEPT'S.
NO. 435

March 23, 2012

AUDITOR-CONTROLLER:

THE FOLLOWING APPROPRIATION ADJUSTMENT IS DEEMED NECESSARY BY THIS DEPARTMENT. PLEASE CONFIRM THE ACCOUNTING ENTRIES AND AVAILABLE BALANCES AND FORWARD TO THE CHIEF EXECUTIVE OFFICER FOR HIS RECOMMENDATION OR ACTION.

ADJUSTMENT REQUESTED AND REASONS THEREFOR

FY 2011-12

4 - VOTES

SOURCESUSES

See Attachment

See Attachment

SOURCES TOTAL: \$ 24,000,000

USES TOTAL: \$ 24,000,000

JUSTIFICATION

This adjustment is necessary to transfer \$12,000,000 of Mental Health Services Act-Proposition 63 fund from Designation for Budget Uncertainties of Department of Mental Health Budget to fund the Arcadia Mental Health Center Replacement Project, CP No. 77179. There is no net County cost impact.

ADOPTED

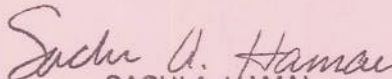


AUTHORIZED SIGNATURE Margo Morales. Administrative Deputy

BOARD OF SUPERVISORS
BOARD OF SUPERVISOR'S APPROVAL (AS REQUESTED/REVISED)

33

MAY 1 2012


 SACHI A. HAMAI
 EXECUTIVE OFFICER
REFERRED TO THE CHIEF
EXECUTIVE OFFICER FOR ---☐ ACTION☒ RECOMMENDATION

AUDITOR-CONTROLLER

BY

Karen Shikuma

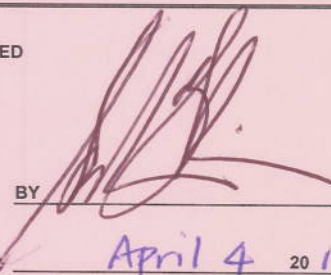
B.A. NO. 143

April 4 20 12

☒ APPROVED AS REQUESTED☐ APPROVED AS REVISED

CHIEF EXECUTIVE OFFICER

BY


 April 4 20 12

REQUEST FOR APPROPRIATION ADJUSTMENT DEPARTMENT OF MENTAL HEALTH

FY 2011-12
4 - VOTES

SOURCES:

Mental Health Services Act-Prop 63
BT1-3047
Des for Budget Uncertainties \$12,000,000
Decrease Designation

Department of Mental Health
Arcadia Mental Health Center Replacement Project
A01-CP-96-9919-65039-77179
Operating Transfer In/ CP \$12,000,000
Increase Revenue

TOTAL SOURCES: \$24,000,000

USES:

Mental Health Services Act-Prop 63
BT1-MH-6100-41189
Other Financing Uses \$12,000,000
Increase Appropriation

Department of Mental Health
Arcadia Mental Health Center Replacement Project
A01-CP-6014-65039-77179
Capital Assets-Building and Improvement \$12,000,000
Increase Appropriation

TOTAL USES: \$24,000,000

This adjustment is necessary to transfer \$12,000,000 of Mental Health Services Act-Proposition 63 fund from Designation for Budget Uncertainties of Department of Mental Health Budget to fund the Arcadia Mental Health Center Replacement Project, CP No. 77179. There is no net County cost impact.

SA#143 Karin Julcaena 4/4/12